

vesta^PARK

GUANAJUATO I

PTO-03



Available for lease
15,028 m² / 161,760 sf

www.vesta.com.mx



Construction Specifications

- Walls: Full concrete tilt-up.
- Column spacing: 12 x 17 m / 39.37 x 55.77 ft.
- Floor resistance: 280 Kg/cm² or 400 psi.
- Concrete slab: 6" (15 cm) reinforced concrete slab.
- Roof type: KR 18-SSR system
- Clear Height: 9.75 m / 32 ft at lowest point.
- Skylights: 5% natural / polycarbonate dome type.
- Interior Lighting: LED 370 Luxes.
- Exterior Lighting: LED 20 Luxes.
- Loading docks: 10 (9' x 10') Manual sectional dock doors and mechanical docks levelers (30,000 lbs).
- Parking spaces: 81 car spaces.
- Ramps: 1 concrete ramp.
- Fire protection system: Hoses and cabinets.



Strategic Location

- Five-minute drive from Bajío International Airport
- Highway connectivity (45 & 57)
- Railway intermodal Terminal
- The most important Park in Guanajuato Inland Port
- Innovation & Services district
- The most dynamic automotive cluster in Latin America



Competitive Advantages

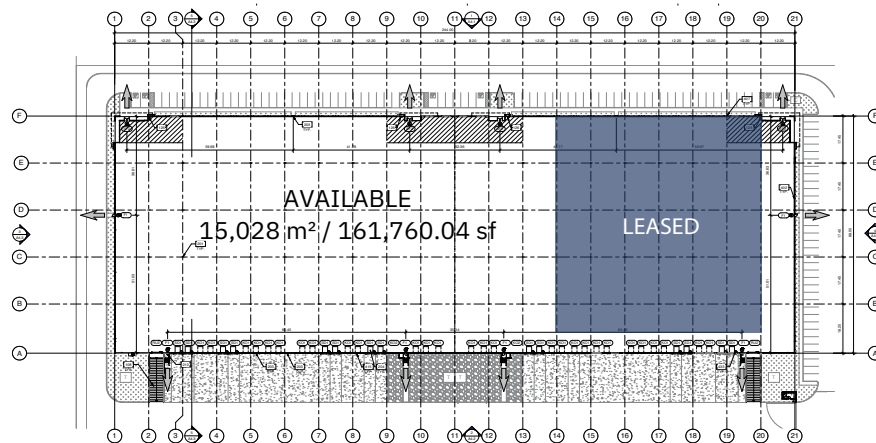
- Ready-to-use space with world-class infrastructure, including water, fiber optics, wastewater treatment, and 24/7 security.
- Build-to-suit and turnkey facilities, offering flexible expansion and customization options.
- Access to a qualified and diverse workforce from León, Irapuato, Guanajuato, and other nearby cities.
- Government incentives available at local and state level for national and international investment.



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



Contact:
amunoz@vesta.com.mx
T. +52 (472) 117 9120

Vesta Park Guanajuato Inland Port,
Santa Fe IV Industrial Park,
Col. Puerto Interior, C.P. 36275,
Silao, Guanajuato, México.

